
Town of Groveland
Zoning Board Minutes
4955 Aten Rd.
Groveland, NY 14462
Monday, October 17, 2022

Members Present:
Pete Dolan
Rick Sleggs
William Magee

Code Officer: Ron Maxwell

Others:
Seth Burnette
William Cranker

Absent:
Chair Courtney Burnette
Phil Livingston Jr.
Pattie Johnston

1. Call to Order

Pete Dolan called the meeting to order at 7:15 PM. There was a quorum present. Pete Dolan began the meeting by reading aloud the Public Hearing Announcement for the Polimeni variance. The Public Hearing had appeared in the Livingston County News on October 12, 2022.

2. Public Hearing:

Pete Dolan invited William Cranker to come forward and speak about what he and the home owner are seeking.

William Cranker explained they are currently held up due to the 6 foot side yard setback. Stated that placing the garage within the setback would create issues with the existing single driveway.

Rick Sleggs asked if the proposed building would be encroaching on the LCWSA easement, however we never received any response from LCWSA. It was explained that the parcel of land the pump station is on would never be used for residential because it is too small.

It was confirmed that the public hearing sign was present at the property and visible to the public.

There have been no negative comments from the public in reference to the project. Dan and Marcy Winslow, located at 6026 West Lake Road sent a letter stating they have no problem with the proposed action, and also reiterated that no structure could be built on the lot in the future due to the size of the lot.

The variance request has been sent to Livingston County Water and Sewer Authority (LCWSA). County Planning has also considered the variance request as a matter of "local option."

The board reviewed the five questions and included in file:

1. Will an undesirable change be produced in the character or the neighborhood or will a detriment to nearby properties be created by granted the variance?
No, replacing one building with another and no one is opposed.
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance?

No, there is not enough room due to the existing driveway.

3. Is the requested variance substantial?
Yes, 50%.
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
No, there is already a building there.
5. Is the alleged difficulty self-created?
Yes,

Action number 12 is on the Type 2 list, so no other SEQR is required.

William Magee made the motion to grant a 3 foot North side yard setback, opposed to the requested 2 foot set back.

Rick Sleggs seconded the motion.

All in favor: Pete Dolan-AYE, William Magee-AYE, Rick Sleggs-AYE.

Opposed: None

Abstained: None

MOTION PASSED

The necessary form was signed and given to the Town Clerk to be processed.

William Magee made the motion to close the public hearing, Rick Sleggs seconded the motion.

All in favor: Pete Dolan-AYE, William Magee-AYE, Rick Sleggs-AYE.

Opposed: None

Abstained: None

MOTION PASSED

3. Site Plan/Conditional Use Permit Modification Review: Seth Burnette

Pete Dolan invited Seth Burnette to explain why he is here. Seth explained that they originally planned on building an additional storage unit, but covid put a hitch in their plan. He saw that Roy Teitsworth Inc. was selling trailer units, and decided that would work instead of the original plan of a new build. He ended up winning an auction on a unit which is now placed on the storage unit property.

Seth also requested that the board approve this as if he wanted to place more trailer units he could do that without having to return to the ZBA.

Pete Dolan asked about lighting, Seth explained that he does have fairly bright lighting outdoors but does not plan on adding indoor lighting to these individual storage spaces.

Ron did not send back to planning board because he already has site plan approval and outdoor storage.

William Magee made a motion to approve the site plan/conditional use permit modification, allowing Seth to place more units or buildings, not to exceed the square footage of the existing mini storage building before having to come back to the Zoning board. All units will have a uniform look.

Rick Sleggs seconded the motion.

All in favor: Pete Dolan-AYE, William Magee-AYE, Rick Sleggs-AYE.

Opposed: None

Abstained: None

MOTION PASSED

4. Consider Zoning Board Past Minutes from September 19, 2022:

The above was next considered for approval/comments.

William Magee made the motion to approve the minutes as presented, Rick Sleggs seconded the motion.

All in favor: Pete Dolan-AYE, William Magee-AYE, Rick Sleggs-AYE.

Opposed: None

Abstained: None

MOTION PASSED

5. CEO Report

CEO Maxwell reported that he is currently working with an architect on a property, the parents own the property and the daughter wants to build a large new house. Ron reported that it currently looks like they will end up here for variances.

6. Other Business

None.

7. Adjournment

There being no further business to conduct, Pete Dolan adjourned the meeting at 8:27 PM.

William Magee made the motion to adjourn the meeting.

Rick Sleggs seconded the motion.

All in favor: Courtney Burnette-AYE, Pete Dolan-AYE, Pattie Johnston-AYE, Rick Sleggs-AYE.

Opposed: None

Abstained: None

MOTION PASSED

Submitted by,

Trista A Tozier
Zoning Board Secretary